

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS GENERALIZED DEVELOPMENT PLAN (GDP) AND SPECIAL EXCEPTION (SE) PLAT IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 39-2 ((11)) 57A AND 58A. THE PROPERTY IS CURRENTLY ZONED C-5 AND SIGN CONTROL OVERLAY DISTRICT, AND IS THE SITE OF AN EXISTING OFFICE BUILDING. THE PROPERTY CONTAINS 1.65 ACRES OR 71,874 SQUARE FEET OF LAND AREA.
2. THE GDP/SE PLAT ACCOMPANIES A REZONING APPLICATION THAT HAS BEEN FILED TO REZONE THE PROPERTY TO THE C-2 DISTRICT AND A SPECIAL EXCEPTION APPLICATION THAT HAS BEEN FILED TO ESTABLISH A DRIVE-IN BANK THAT WILL BE LOCATED IN THE EXISTING OFFICE BUILDING. THE DRIVE-IN BANK IS A PROPOSED TEMPORARY USE THAT WILL REMAIN AT THIS LOCATION FOR APPROXIMATELY TWO (2) YEARS. UPON ITS TERMINATION, THE SPACE OF THE DRIVE-IN BANK WILL BE CONVERTED TO AN OFFICE USE OR A FINANCIAL INSTITUTION AND THE DRIVE-THROUGH LANES WILL BE CONVERTED BACK TO PARKING SPACES IN ACCORDANCE WITH THE PARKING LOT LAYOUT SHOWN ON SHEET 2.
3. THE PROPOSED REZONING AND SPECIAL EXCEPTION USE ARE IN CONFORMANCE WITH THE RECOMMENDATIONS SET FORTH IN SUBUNIT E-2 OF THE TYSONS CORNER URBAN CENTER COMPONENT OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
4. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM AN ALTA/ACSM LAND TITLE SURVEY DATED OCTOBER 22, 1990 PREPARED BY OTHERS.
5. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF ONE (1) FOOT FROM A FIELD SURVEY AND SITE PLAN PREPARED IN 1984.
6. THE EXISTING BUILDING DIMENSIONS AND LOCATION, EXISTING PARKING LOT LAYOUT AND INTERNAL CIRCULATION INFORMATION ARE TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY DATED OCTOBER 22, 1990 PREPARED BY OTHERS. ACCORDING TO THE FAIRFAX COUNTY ASSESSMENT RECORDS, THE OFFICE BUILDING WAS CONSTRUCTED IN 1985. THE EXISTING BUILDING WILL REMAIN.
7. THE EXISTING AND PROPOSED DEVELOPMENT PROGRAM WILL BE SERVED BY PUBLIC WATER AND SEWER THAT ARE CURRENTLY LOCATED ON SITE.
8. THE MINIMUM YARD REQUIREMENTS IN THE C-2 DISTRICT ARE AS FOLLOWS:
 - A. FRONT YARD: CONTROLLED BY A 30° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET.
 - B. SIDE YARD: NO REQUIREMENT
 - C. REAR YARD: 25 FEET
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
10. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY, NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR NO RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SUBJECT PROPERTY.
11. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE, NOR ARE THERE ANY EXISTING OR MAJOR UNDERGROUND UTILITIES LOCATED ON THE SUBJECT PROPERTY.
12. A STATEMENT CONFIRMING THE OWNERSHIP OF THE PROPERTY AND THE APPLICANT'S INTEREST IS PROVIDED SEPARATELY.
13. THE COMPREHENSIVE PLAN RECOMMENDS THAT A SIDEWALK BE LOCATED ON BOTH SIDES OF GALLOW'S ROAD. THERE IS AN EXISTING FIVE (5) FOOT WIDE SIDEWALK ACROSS THE GALLOW'S ROAD FRONTAGE OF THE SUBJECT PROPERTY.
14. A WAIVER OF STORMWATER MANAGEMENT WAS APPROVED FOR THE EXISTING DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY ON JANUARY 9, 1984. AS NO ADDITIONAL IMPERVIOUS AREAS ARE PLANNED WITH THE PROPOSED REVISED DEVELOPMENT PROGRAM, ADDITIONAL WAIVERS, IF NEEDED, OF PROVIDING STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE FILED IN CONJUNCTION WITH THE PREPARATION OF THE REQUIRED MINOR SITE PLAN FOR THE PROPOSED REVISED DEVELOPMENT PROGRAM.
15. LANDSCAPING AND SCREENING HAVE BEEN PROVIDED ON SITE IN ACCORDANCE WITH THE PREVIOUSLY APPROVED SITE PLAN FOR THE EXISTING OFFICE BUILDING. THERE IS NO CHANGE TO THE EXISTING LANDSCAPING AND SCREENING WITH THE PROPOSAL TO ESTABLISH A DRIVE-IN BANK WITHIN A PORTION OF THE EXISTING OFFICE BUILDING.

A TRANSITIONAL SCREENING YARD 3 AND BARRIER ARE REQUIRED ADJACENT TO THE SOUTHERN PROPERTY LINE ONLY. A MODIFICATION OF THIS REQUIREMENT IS HEREBY REQUESTED IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 4 OF SECT. 13-304 OF THE ZONING ORDINANCE AND IN ACCORDANCE WITH A MODIFICATION THAT WAS APPROVED ON OCTOBER 4, 1983 (WV#6584).

THERE IS NO TRANSITIONAL SCREENING YARD OR BARRIER REQUIRED ALONG THE WESTERN, NORTHERN OR EASTERN PROPERTY LINES.

16. TO THE BEST OF OUR KNOWLEDGE, THE EXISTING AND PROPOSED USES DO NOT UTILIZE, STORE, TREAT AND DISPOSE OF HAZARDOUS AND TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-10 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING, ALL SUCH SUBSTANCES THAT ARE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE MAINTENANCE AND CLEANING OF THE BUILDING AND GROUNDS ON THE SUBJECT PROPERTY WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
17. PARKING SPACES WILL BE PROVIDED FOR THE PROPOSED USES ON THE PROPERTY IN ACCORDANCE WITH THE APPLICABLE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.

THE APPLICANT RESERVES THE RIGHT TO REQUEST A REDUCTION IN THE TOTAL NUMBER OF REQUIRED PARKING SPACES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 11-102 OF THE ZONING ORDINANCE. IN ADDITION, WHILE THE TEMPORARY DRIVE-IN BANK OCCUPIES A PORTION OF THE BUILDING, THE APPLICANT RESERVES THE RIGHT TO LIMIT THE REMAINING OCCUPANCY OF THE BUILDING TO THAT AMOUNT OF GROSS FLOOR AREA THAT CAN BE ACCOMMODATED BY THE NUMBER OF PARKING SPACES THAT ARE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.

WHEN THE TEMPORARY DRIVE-IN BANK USE IS TERMINATED, THE APPLICANT RESERVES THE RIGHT TO CONVERT THE DRIVE-THROUGH LANES BACK TO PARKING SPACES THAT WILL BE PROVIDED IN ACCORDANCE WITH THE PARKING LOT LAYOUT SHOWN ON SHEET 2 AND THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

IT IS TO BE NOTED THAT THE APPLICANT HAS REQUESTED A WAIVER/MODIFICATION OF THE REQUIREMENT TO PROVIDE TWO (2) LOADING SPACES FOR THE OFFICE BUILDING. ONE (1) EXISTING LOADING SPACE WILL BE RETAINED AND THE SECOND LOADING SPACE WILL BE CONVERTED TO A PARKING SPACE IF THE WAIVER/MODIFICATION IS APPROVED.
18. GIVEN THE NATURE AND EXTENT OF THE PROPOSED DEVELOPMENT PROGRAM THAT IS LIMITED TO THE ESTABLISHMENT OF A DRIVE-IN BANK IN AN EXISTING OFFICE BUILDING WITH ONLY NOMINAL RELATED SITE IMPROVEMENTS, FOR A TEMPORARY PERIOD, THERE ARE NO PROPOSED COMMUNITY OR PUBLIC FACILITY IMPROVEMENTS.

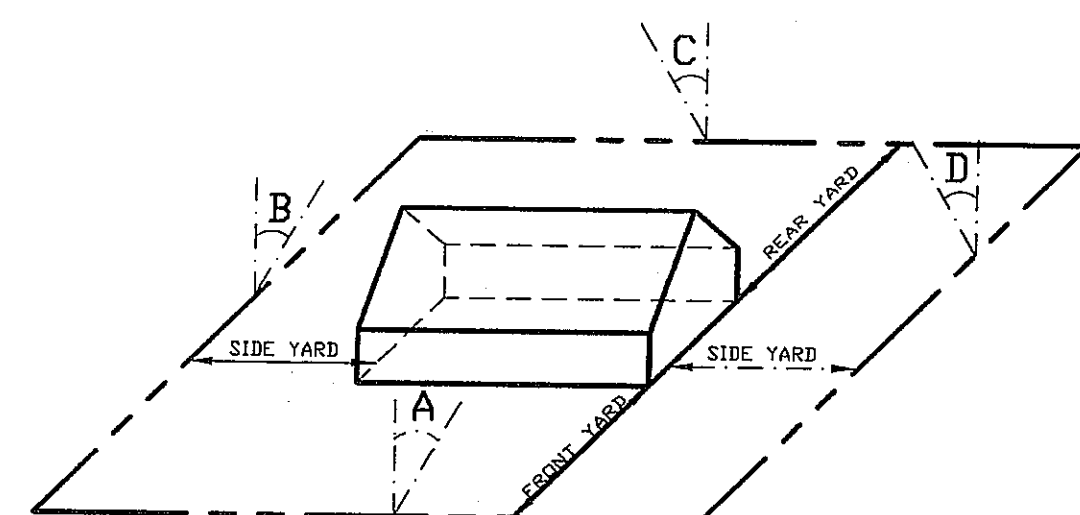
THE EXISTING LANDSCAPED OPEN SPACE ON THE SITE CONFORMS TO THE OPEN SPACE REQUIREMENT OF THE CURRENT C-5 DISTRICT (20%), HOWEVER, IT DOES NOT CONFORM TO THE 30% REQUIREMENT THAT IS PRESCRIBED FOR THE PROPOSED C-2 DISTRICT. GIVEN THIS CIRCUMSTANCE, A MODIFICATION OF THE OPEN SPACE REQUIREMENT IS HEREBY REQUESTED IN ACCORDANCE WITH THE PROVISION SET FORTH IN SECT. 9-612 OF THE ZONING ORDINANCE.
19. AS NOTED ABOVE, AN OFFICE BUILDING CURRENTLY EXISTS ON THE SUBJECT PROPERTY. THE PROPOSED TENANT ALTERATIONS TO THE BUILDING AND GROUNDS WILL TAKE PLACE IN ONE PHASE AND WILL COMMENCE AS SOON AS ALL REQUISITE PLANS AND PERMITS ARE APPROVED.
20. THE FLOOR AREA REPRESENTED IN THE TABULATION IS GROSS FLOOR AREA AS DEFINED IN THE ZONING ORDINANCE.
21. IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBO'S, FLAGPOLES, TREES, SIGNS, SIDEWALKS/TRAILS, WALLS, FENCES, LIGHT STANDARDS AND UTILITY AND MAINTENANCE STRUCTURES NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED.

ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE. ALL LIGHT STANDARDS WILL BE SIMILAR IN SIZE AND HEIGHT TO THE EXISTING LIGHT STANDARDS ON THE SITE AND WILL BE SHIELDED AND LOCATED IN SUCH A MANNER AS TO REDUCE GLARE ON ADJACENT PROPERTIES IN ACCORDANCE WITH THE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE. IT IS ALSO UNDERSTOOD THAT MOBILE AND LAND BASED TELECOMMUNICATION FACILITIES MAY BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-514 OF THE ZONING ORDINANCE.
22. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING, EXCEPT AS QUALIFIED BY NOTES 14, 15, 17 AND 18 ABOVE, THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

TABULATION:

EXISTING ZONING.....	SIGN CONTROL OVERLAY DISTRICT AND C-5
PROPOSED ZONING.....	SIGN CONTROL OVERLAY DISTRICT AND C-2
LAND AREA.....	(1.65 ACRES) 71,874± SF
EXISTING/PROPOSED GROSS FLOOR AREA.....	35,994± SF
EXISTING/PROPOSED FLOOR AREA RATIO (FAR).....	0.50
PERMITTED FAR IN THE C-2 DISTRICT.....	0.50
EXISTING/PROPOSED BUILDING HEIGHT.....	(3 STORIES) 40± FT
TOTAL PARKING SPACES REQUIRED FOR OFFICE AND TEMPORARY DRIVE-IN BANK.....	131
OFFICE (31,697± SF @ 3.6 SPACES PER 1,000 SF).....	114.1
TEMPORARY DRIVE-IN BANK (4,303± SF TOTAL WITH 2,653± SF LOBBY/CUSTOMER AREA @ 4 SPACES PER 1,000 SF = 10.6 SPACES PLUS 1,650± SF OFFICE AREA AT 3.6 SPACES PER 1,000 SF = 5.9 SPACES).....	16.5
TOTAL PARKING SPACES PROVIDED FOR OFFICE AND TEMPORARY DRIVE-IN BANK.....	107*
(SEE GRAPHIC ON THIS SHEET 1)	
TOTAL PARKING SPACES REQUIRED FOR FUTURE TOTAL OFFICE USE.....	130
OFFICE (35,994± SF @ 3.6 SPACES PER 1,000 SF)	
TOTAL PARKING SPACES PROVIDED FOR FUTURE TOTAL OFFICE USE.....	130*
(SEE GRAPHIC ON SHEET 2)	
LOADING SPACES REQUIRED.....	2
LOADING SPACES PROVIDED.....	1*
OPEN SPACE REQUIRED (30%).....	21,562± SF
OPEN SPACE PROVIDED (25%).....	17,968± SF**

* SEE NOTE 17.
** SEE NOTE 18.

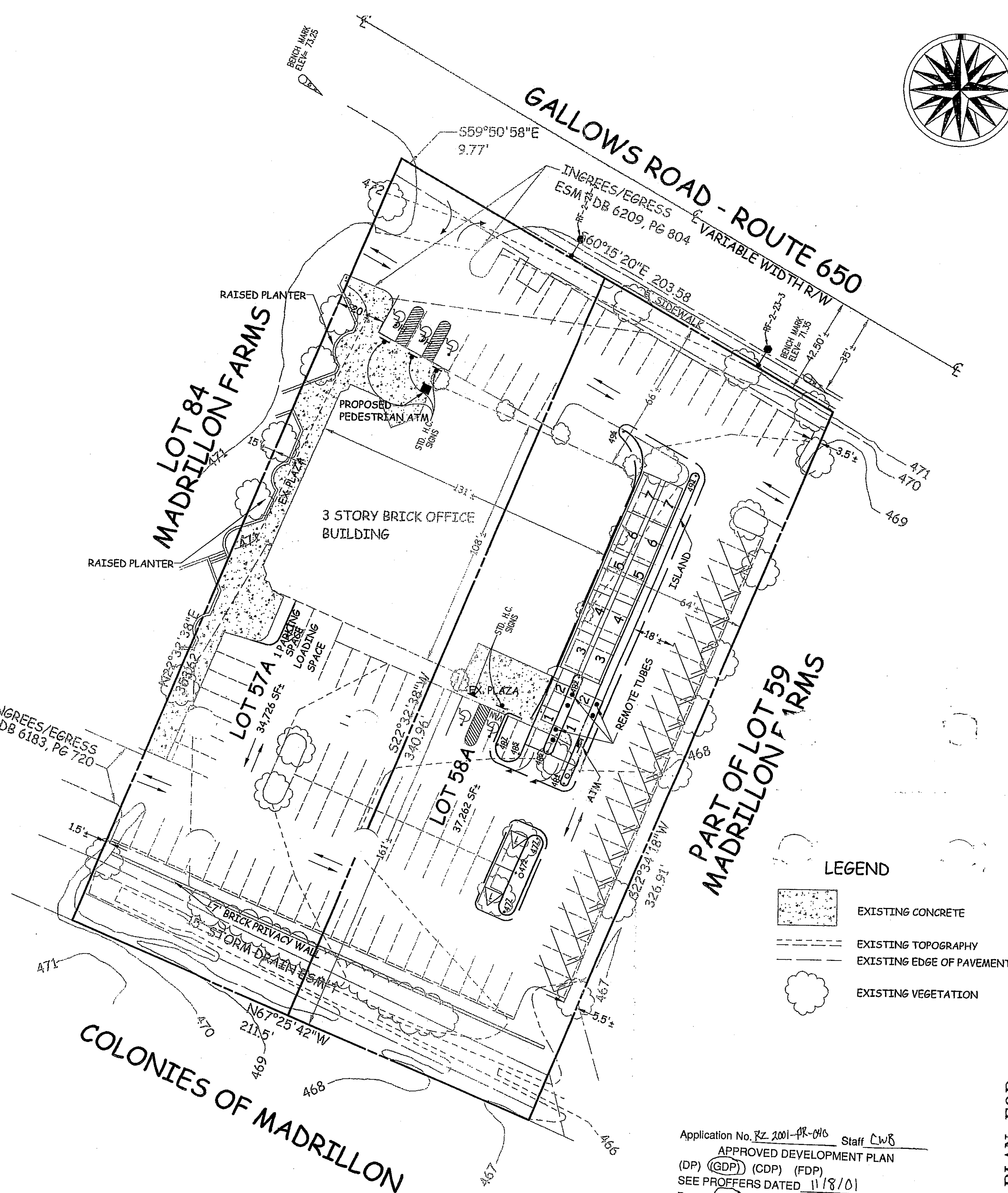


FRONT YARD : $\angle 1 A$ 30° WITH A BUILDING HEIGHT OF 40', THE FRONT YARD = 23' BUT NOT LESS THAN 25'

SIDE YARD : $\angle 1 B$ NO REQUIREMENT

REAR YARD : $\angle 1 C$ 25'

ANGLE OF BULK PLANE - C-2 DISTRICT
MINIMUM REQUIRED YARD FOR BUILDING WITH 40' HEIGHT



LEGEND

- EXISTING CONCRETE
- EXISTING TOPOGRAPHY
- EXISTING EDGE OF PAVEMENT
- EXISTING VEGETATION

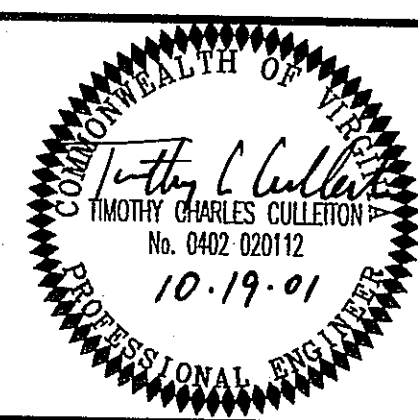
Application No. RZ 2001-PR-040 Staff CWB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11/8/01
Date of (BOS) (PC) approval 12/3/01
Sheet 1 of 2
CONCURRENT WITH
SE 2001-P-034

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REV. SEPT. 24, 2001



ENGINEER'S SEAL & SIGNATURE

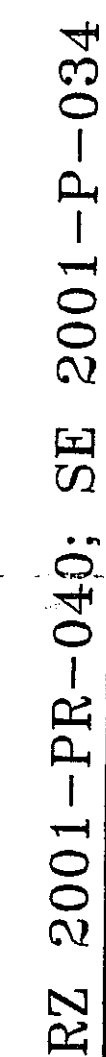
INTERIM PLAN FOR
DRIVE-IN BANK

RZ 2001-PR-040; SE 2001-P-034

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT
ROCKS - 1960 GALLOW'S ROAD
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DRAWN BY DSC
DESIGNED BY
CHECKED BY PY
DATE SEPT. 7, 2001
SCALE 1" = 30'
PLAN NUMBER
ZONED
SHEET 1 OF 2
FILE NUMBER M-10305

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A Dewberry Company
Engineers
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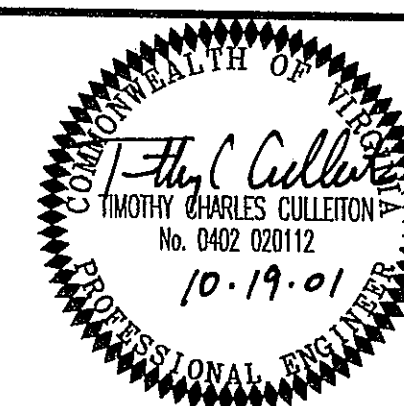


GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT
ROCKS' - 1960 GALLOWS ROAD
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FUTURE PLAN FOR
OFFICE USE
(SEE NOTE 2)

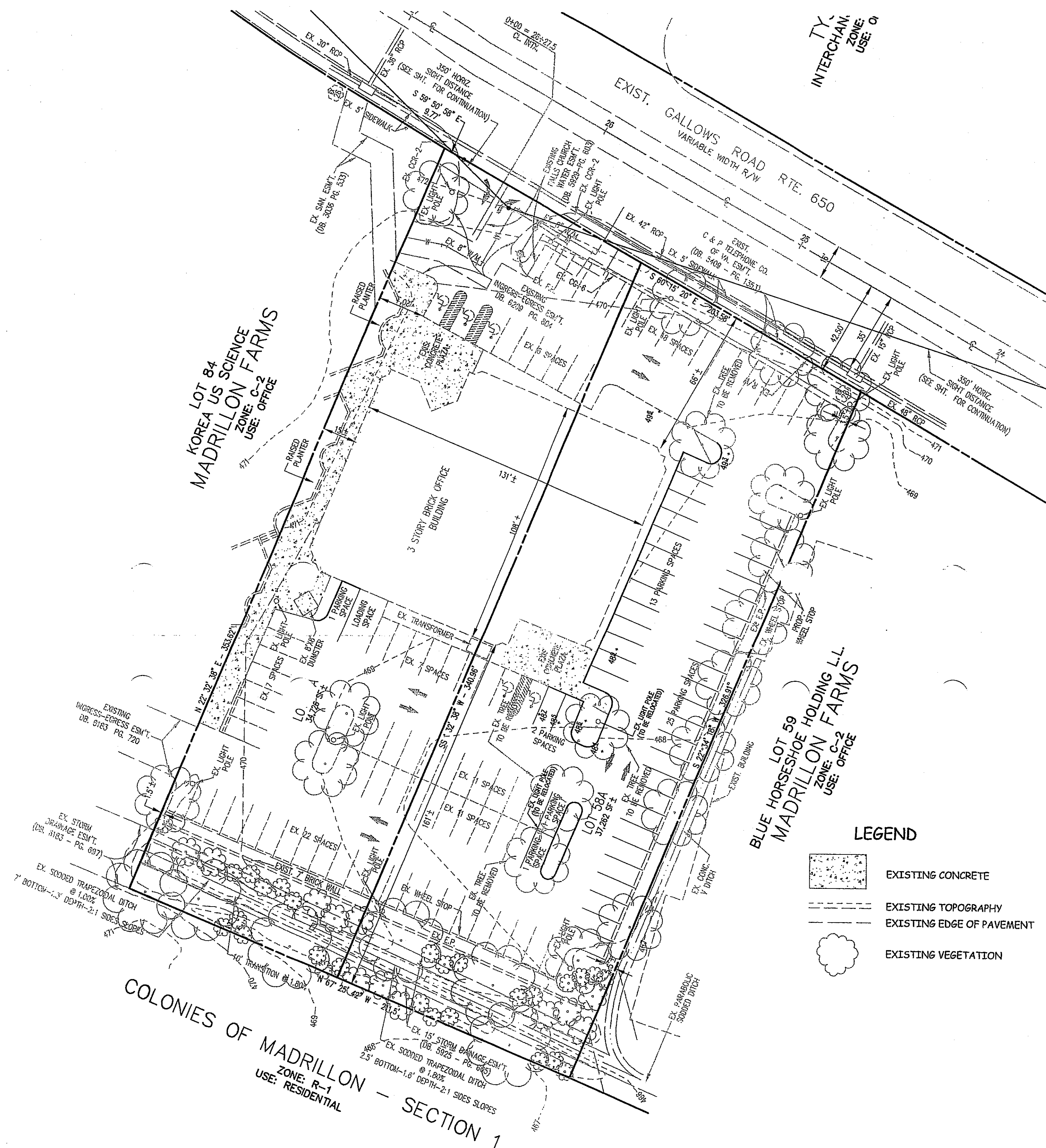
Application No. EZ 2001-PR-040 Staff CW8
APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED 11/8/01
 Date of (BOSP) (PC) approval 12/3/01
 Sheet 2 of 2
 CONCRETE
 W114 SE 01-P-034

REV. OCT. 19, 2001
REV. SEPT. 24, 2001



ENGINEER'S SEAL & SIGNATURE

DRAWN BY	DSC
DESIGNED BY	
CHECKED BY	PY
DATE	SEPT. 7, 2001
SCALE	1" = 30'
PLAN NUMBER	
ZONED	
SHEET	2 OF 2
FILE NUMBER	M-10305



PARKING PLAN FOR FUTURE
OFFICE USE - SEE NOTE 2
130 PARKING SPACES PROVIDED